

# **ANNUAL REPORT**



**FISCAL YEAR 2009**

**(Issued In December 2009)**

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Prepared by:  
The City of San Diego, City Planning & Community Investment Department

## Redevelopment Agency of the City of San Diego

Roster of Officials  
As of Year Ended June 30, 2009

### **BOARD OF DIRECTORS**

Sherri Lightner  
Member

Kevin Faulconer  
Member

Todd Gloria  
Member

Anthony Young  
Member

Carl DeMaio  
Member

Donna Frye  
Member

Marti Emerald  
Member

Ben Hueso  
Member

### **OFFICIALS**

Jerry Sanders  
Executive Director

William Anderson  
Assistant Executive Director

Janice L. Weinrick  
Deputy Executive Director

Jan Goldsmith  
General Counsel

## Redevelopment Project Area Map



## INTRODUCTION

The Redevelopment Agency is required to present to its legislative body an annual report within six (6) months of the end of the agency's fiscal year. California Redevelopment Law (CRL) at Health and Safety Code Section 33080.1 requires that the annual report shall contain the following:

1. The independent financial audit report for the previous fiscal year.
2. A fiscal statement for the previous fiscal year that lists the amount of outstanding indebtedness and tax increment revenues generated by the agency and in each project area.
3. A description of the agency's activities in the previous year affecting housing and displacement.
4. Report on the actions and activities to alleviating blight during the previous fiscal year.
5. List the status on all loans made by the Agency that were \$50,000 or more, that were in default, or not in compliance with the terms of the loan during the previous fiscal year.
6. Description of the total number and nature of the properties that the agency owns and the properties acquired in the previous fiscal year.
7. Any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.

As of the issuance of this report, the Redevelopment Agency Annual Financial Report for the year ended June 30, 2009 (Audit) has been released. The financial information in this report is audited.

## REDEVELOPMENT AGENCY OVERVIEW

The California Community Redevelopment Act was enacted in 1945. The Community Redevelopment Act gave cities and counties the authority to establish redevelopment agencies, gave these agencies the authority to address problems of urban decay, and enabled the agencies to apply for grants and loans from the federal government.

In 1951, the Community Redevelopment Act was codified and renamed the Community Redevelopment Law (Health and Safety Code § 33000 et seq.). The City Council of the City of San Diego established the Redevelopment Agency of the City of San Diego in 1958. Although City Council members serve as the Board of Directors of the Redevelopment Agency, the Agency is a separate, legally constituted body which operates under the authority granted by redevelopment law.

### **Agency Organization**

The City Council is the Board of Directors of the Redevelopment Agency. Project implementation and administration for the Redevelopment Agency are provided by three separate and distinct organizations:

- Centre City Development Corporation (CCDC);

- City Redevelopment (A division of the City of San Diego, City Planning & Community Investment Department);
- Southeastern Economic Development Corporation (SEDC).

Both CCDC and SEDC are public non-profit organizations established by the City Council, with the City of San Diego as the sole member of each corporation.

**Centre City Development Corporation (CCDC)**

In 1975, the City Council established the Centre City Development Corporation as a non-profit public corporation to implement redevelopment projects in the downtown area. The Corporation is governed by a seven-member Board of Directors appointed by the Mayor and confirmed by the City Council. CCDC administers the Centre City and Horton Plaza project areas.

**City Redevelopment**

In 1958, the City Council established the Redevelopment Agency to implement redevelopment projects within the City of San Diego. The Redevelopment Division of the City Planning & Community Investment Department performs general administration for the Redevelopment Agency, coordinates budget and reporting requirements, and maintains the Agency's meeting docket and official records.<sup>1</sup> The City Redevelopment administered the following eleven (11) project areas:

- Barrio Logan
- City Heights
- College Community
- College Grove
- Crossroads
- Grantville
- Linda Vista
- Naval Training Center
- North Bay
- North Park
- San Ysidro

**Southeastern Economic Development Corporation (SEDC)**

In 1980, the City Council established the Southeastern Economic Development Corporation as a non-profit public corporation to implement redevelopment projects in Southeastern San Diego. The Corporation is governed by a nine-member Board of Directors appointed by the Mayor and confirmed by the City Council. SEDC administers the Central Imperial, Gateway Center West, Mount Hope, and Southcrest project areas.

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<sup>1</sup> The Redevelopment Division as of the issuance of this report is a part of the City of San Diego, City Planning & Community Investment Department.

**Contact Information**

**Centre City Development Corporation**

401 B Street, 4<sup>th</sup> Floor

San Diego, CA 92101

(619) 235-2200

Website: [www.ccdc.com](http://www.ccdc.com)

**City of San Diego, City Planning & Community Investment - Redevelopment Agency**

1200 Third Avenue, 14<sup>th</sup> Floor

San Diego, CA 92101

(619) 236-6700

Website: [www.sandiego.gov/redevelopment-agency/](http://www.sandiego.gov/redevelopment-agency/)

**Southeastern Economic Development Corporation**

4393 Imperial Avenue, Suite 200

San Diego, CA 92113

(619) 527-7345

Website: [www.sedcinc.com](http://www.sedcinc.com)

**REPORTS SUBMITTED TO THE STATE OF CALIFORNIA**

Much of the content required by California Redevelopment Law for this report is also submitted to the State of California on an annual basis. The audited financial statements were not available at the time the reports were submitted to the State. These filings are listed and described below.

**California State Controller's Report**

The Agency is required to file the Annual Report of Financial Transactions with the State Controller's Office (SCO) within six (6) months of the end of the fiscal year (refer to Attachment 1). The State Controller's Report was filed electronically to the state utilizing audited financial information. Attachment 1 represents the database screen prints of the information submitted electronically to the State.

**California Department of Housing and Community Development Report**

The Agency is required to file the Annual Housing Activity Report with the California Department of Housing and Community Development (HCD) within six (6) months of the end of the fiscal year (refer to Attachment 2). The Housing and Community Development Report was filed electronically to the state utilizing audited financial information. Attachment 2 represents the information submitted electronically to the State.

## FINANCIAL OVERVIEW

The Financial Overview is a summary of actual fiscal activities for the Agency as a whole. The State Controller's Report has audited information on the financial activity of the Redevelopment Agency (refer to Attachment 1).

### *Statement of Indebtedness*

The following table complies with Section 33080.5(a), which requires the amount of outstanding indebtedness generated by the agency in each project area.

**CITY OF SAN DIEGO  
REDEVELOPMENT AGENCY  
STATEMENT OF INDEBTEDNESS (SOI)  
FISCAL YEAR 2009  
(UNAUDITED)**

ORGANIZATION	PROJECT AREA	SOI AMOUNT
CCDC	Centre City	\$ 667,543,306
CCDC	Horton Plaza	30,623,496
Redevelopment Division	Barrio Logan	43,380,625
Redevelopment Division	City Heights	112,018,339
Redevelopment Division	College Community	7,600,567
Redevelopment Division	College Grove	2,289,137
Redevelopment Division	Crossroads	12,975,039
Redevelopment Division	Grantville	73,493,323
Redevelopment Division	Linda Vista	7,703,235
Redevelopment Division	Naval Training Center	81,985,505
Redevelopment Division	North Bay	29,202,303
Redevelopment Division	North Park	61,985,597
Redevelopment Division	San Ysidro	7,234,743
SEDC	Central Imperial	103,083,921
SEDC	Gateway Center West	25,356,451
SEDC	Southcrest	57,092,479
SEDC	Mount Hope	18,153,603
<b>TOTAL:</b>		<b>\$ 1,341,721,669</b>

### *Required Payments for Existing Indebtedness*

The respective financial statements for each Project Area reflect payments made on the existing outstanding indebtedness during the fiscal year as described in Section 33080.5(f).



*Tax Increment Property Tax Revenues*

The following table complies with Section 33080.5(b), which requires the amount of tax increment property tax revenues generated by the agency in each project area.

**CITY OF SAN DIEGO  
REDEVELOPMENT AGENCY  
TAX INCREMENT PROPERTY TAX REVENUE  
FISCAL YEAR 2009**

<b>ORGANIZATION</b>	<b>PROJECT AREA</b>	<b>TAX INCREMENT</b>
CCDC	Centre City	\$ 125,365,940.63
CCDC	Horton Plaza	8,615,736.75
Redevelopment Division	Barrio Logan	691,439.68
Redevelopment Division	City Heights	13,953,120.34
Redevelopment Division	College Community	1,142,109.53
Redevelopment Division	College Grove	817,748.28
Redevelopment Division	Crossroads	4,298,312.85
Redevelopment Division	Grantville*	2,354,897.90
Redevelopment Division	Linda Vista	96,238.25
Redevelopment Division	Naval Training Center	4,904,869.78
Redevelopment Division	North Bay	8,876,697.04
Redevelopment Division	North Park	7,728,613.98
Redevelopment Division	San Ysidro	6,824,531.13
SEDC	Central Imperial	2,454,768.67
SEDC	Gateway Center West	345,871.45
SEDC	Mount Hope	1,673,707.29
SEDC	Southcrest	2,405,797.28
<b>TOTAL:</b>		<b>\$ 192,550,400.83</b>

\* Tax Increment revenue in the amount of \$737,256 and \$447,270 for fiscal years 2008 and 2007, respectively, were recognized in the current fiscal year after settlement of the Grantville Action Validation lawsuit. Tax Increment of \$1,170,371 was received for fiscal year 2009.

*Payment to Taxing Agencies*

The following table complies with Section 33080.5(c) and 33080.5(e), and summarizes the amount of tax increment revenues paid to taxing agencies.

**CITY OF SAN DIEGO  
REDEVELOPMENT AGENCY  
TAXING AGENCY PAYMENTS  
FISCAL YEAR 2009**

**TAXING AGENCY PAYMENTS - SCHOOL/COMMUNITY COLLEGE DISTRICTS:**

San Diego Community College	\$ 2,969,987
San Diego Unified Schools	9,400,682
Lemon Grove School District	1,552
Grossmont Union High	1,552
Grossmont - Cuyamaca Comm College	587
San Ysidro School District	259,426
County Office of Education	1,524,339
Southwestern Comm College District	35,698
Sweetwater Union High School	132,485

<b>TOTAL TAXING AGENCY PAYMENTS - SCHOOL/COMMUNITY COLLEGE DISTRICTS:</b>	\$ 14,326,309
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**TAXING AGENCY PAYMENTS - OTHER:**

City of San Diego	\$ 1,518,965
City Zoological Exhibits	65,043
County of San Diego	11,777,990
County Water Authority	11,664
Grossmont Healthcare District	848
MWD D/S Remainder of SDCWA	58,557

<b>TOTAL TAXING AGENCY PAYMENTS - OTHER:</b>	\$ 13,433,066
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<b>TOTAL TAXING AGENCY PAYMENTS</b>	\$ 27,759,375
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*Defaulted or Non-Compliant Loans of \$50,000 or greater*

California Redevelopment Law under Section 33080.1(e) requires that the Annual Report include “a list of, and status report on, all loans made by the redevelopment agency that are fifty thousand dollars (\$50,000) or more, that in the previous fiscal years were in default, or not in compliance with the terms of the loan approved by the redevelopment agency.” There were agency loans made in the previous year that are in default or not in compliance with the loan conditions in the Central Imperials Project Area (refer to Page 15 – 17).

*Property Report*

California Redevelopment Law under Section 33080.1(f) requires that the Annual Report include a description of the total number and nature of the properties that the Agency owns. The properties owned by the Agency during the fiscal year are listed in Attachment 3.

**BLIGHT ALLEVIATION REPORT**

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” A description of the actions that were taken to alleviate blight is listed in the *Project Area Information* section.

**LOW AND MODERATE HOUSING FUND**

In 1976, the legislature imposed what is commonly referred to as the “20 Percent Set-Aside,” which requires twenty (20) percent of tax increment generated from the project area to be used by the agency to increase, improve, and preserve the supply of affordable housing for persons and families of low and moderate income (refer to Section 33334.2). These funds are restricted to affordable housing related expenses.

The following table is a summary of the Agency’s assisted dwelling units from the California Department of Housing and Community Development Report (refer to Attachment 2):

<b>Fiscal Year 2009 – Agency-Assisted Dwelling Units*</b>				
	Very Low**	Low**	Moderate**	Total
Constructed	256	124	0	380
First Time Home Buyers	2	7	2	11
<b>TOTAL:</b>	<b>258</b>	<b>131</b>	<b>2</b>	<b>391</b>

\* Restricted by Ordinance or Agreement (elderly and non-elderly)

\*\* Very Low: Families with less than 50% Area Median Income (AMI). Low: Families between 51% - 80% AMI. Moderate: Families between 81% - 120% AMI.

**PROJECT AREA INFORMATION**

All seventeen project areas are listed in name order on the following pages:

## Barrio Logan Project Area

### *Redevelopment Division*

General Information:

PROJECT AREA SIZE (ACRES)	133	REDEVELOPMENT PLAN TIME LIMIT	5/20/2032
COUNCIL DISTRICT	8	INCURRING DEBT FINAL DATE	5/20/2011
PLAN ADOPTION DATE	5/20/1991	EMINENT DOMAIN TIME LIMIT	5/20/2015
		TIME LIMIT TO USE TI TO REPAY DEBT	5/20/2042

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken during the previous fiscal year:

- *Eliminate Blight activities:*

Negotiations between the Agency and Shea Properties (Developer) for the development of the Mercado del Barrio mixed-use project continue.

A CAL ReUSE "brownfield" loan was utilized for the environmental assessment of the Mercado del Barrio mixed-use project site.

Agency staff prepared contracts for the implementation of a Community Enhancement Program to perform minor repairs and improvements to low and moderate income residences and to perform community improvements in public right-of-ways.

- *Improve Public Infrastructure activities:*

Staff continued discussions with the San Diego Community College District for the development of an educational facility.

Agency staff initiated discussions with City staff for the funding of various improvements to the Paradise Senior Center.

- *Increase Affordable Housing activities:*

The La Entrada Family Apartments Project, an affordable eighty-five (85) unit multi-family residential development, was completed and occupied.

The Agency helped finance the development of the Los Vientos Family Apartments Project, an affordable eighty-nine (89) unit multi-family residential project.

- *Economic Development activities:*

A community plan update for the Barrio Logan Community Planning Area was initiated.

The Agency implemented funding for the Storefront Improvement Program within the project area.

- Neighborhood Preservation activities:

The inclusion of the Aztec Brewery artifacts into the Mercado del Barrio mixed-use development project continues to be analyzed.

## **JOBS INFORMATION**

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within this report (refer to attachments). The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 200 (196 Construction Jobs)

## Central Imperial Project Area

### *Southeastern Economic Development Corporation*

#### General Information:

##### Central Imperial

PROJECT AREA SIZE (ACRES)	580	REDEVELOPMENT PLAN TIME LIMIT	9/14/2033
COUNCIL DISTRICT	4	INCURRING DEBT FINAL DATE	9/14/2012
PLAN ADOPTION DATE	9/14/1992	EMINENT DOMAIN TIME LIMIT	9/14/2016
		TIME LIMIT TO USE TI TO REPAY DEBT	9/14/2043

##### Central Imperial - 2

COUNCIL DISTRICT	4	INCURRING DEBT FINAL DATE	12/10/2016
PLAN ADOPTION DATE	12/10/1996	EMINENT DOMAIN TIME LIMIT	9/14/2016
REDEVELOPMENT PLAN TIME	12/10/2027	TIME LIMIT TO USE TI TO REPAY DEBT	12/10/2042

##### Central Imperial - 3

COUNCIL DISTRICT	4	INCURRING DEBT FINAL DATE	11/14/2020
PLAN ADOPTION DATE	11/14/2000	EMINENT DOMAIN TIME LIMIT	9/14/2016
REDEVELOPMENT PLAN TIME	11/14/2031	TIME LIMIT TO USE TI TO REPAY DEBT	11/14/2046

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- Eliminate Blight activities:

The Fourth 5-Year Redevelopment Implementation Plan was approved and adopted by the City Council and Redevelopment Agency.

Worked with interested developers and identified underutilized sites within the project area by conducting tours and holding discussions on potential redevelopment opportunities.

Staff completed a Long Range Financial Forecast for the project areas within the SEDC area of influence.

The Agency funded one (1) Code Enforcement position in the City of San Diego, Neighborhood Code Compliance Department for proactive code enforcement services in the SEDC area of influence to address vacant foreclosed properties and other code related issues. A total of twenty-three (23) cases were opened and fourteen (14) of those cases were successfully closed.

Completed evaluation of the former Valencia Park Library Site for hazardous materials, historic significance, building systems and structure viability, prepared costs of remediation and initiated process for issuance of a Request for Proposal (RFP) for the development of the site.

The Agency prepared a draft update to the SEDC Multi-Family Housing Guidelines through a community collaborative process to ensure quality development, site amenities, environmental sustainability measures, and on-going management and maintenance in conformance with the smart growth principles in the City of San Diego's General Plan.

A SANDAG Smart Growth Grant was awarded to amend the land use and zoning and prepare mobility plans for the Euclid and Market Village transit and trolley area. The City of San Diego Planning Department is preparing an RFP to hire the consultants to work with staff to prepare a Community Plan Amendment and other related documents for the project.

- *Improve Public Infrastructure activities:*

A traffic study and program environmental impact report within the project area was completed, which identified necessary traffic improvements for freeways, major streets and intersections. In addition, the study prepared concepts and cost estimates for fifteen (15) separate traffic improvements and establishing Development Impact Fees analysis.

Prepared improvement concepts for trolley line enhancements including replacement and decorative fencing, bus shelter, bench and landscape improvements and submitted the project for grant funding opportunity. The Agency received a funding award approval for American Recovery and Reinvestment Act (ARRA) funds in August 2009.

The Agency prepared plans and concepts for bus stops, streetscape and median improvements on Imperial Avenue and Euclid Avenue along the major transit lines and for areas surrounding two trolley stations. A grant application for regional Transnet Funds funding was prepared and submitted.

Prepared traffic analysis of Euclid Avenue near State Highway 94 and determined the dedication of site frontage necessary for widening of street and site access points to provide for safe highway exiting off of Highway 94 to Euclid Avenue.

- *Increase Affordable Housing activities:*

The Fifth Amendment to the Central Imperial Redevelopment Plan was completed. A major amendment to the redevelopment plan and the community plan to allow mixed use and higher density residential uses along the transit and trolley lines, including rezoning of important transit oriented development sites.

The Agency worked on the Trolley Residential phase development for fifty-three (53) affordable townhomes, and Northwest Village residential phase of 152 affordable multi-family apartments at the Village Center at Euclid and Market Pilot Village site. Coordinated with the developer to prepare and submit the applications for the state Proposition 1C funding opportunity.

The Housing Enhancement Loan Program (HELP) was expanded to include the entire SEDC area of influence and to increase program participation and maximize the effectiveness of the program.

- *Economic Development activities:*

Completed construction and opened an 8,000 square foot Navy Federal Credit Union and construction of the final commercial building that will be the future site for a 24-Hour Fitness facility at the Imperial Marketplace site.

The Agency encouraged local area businesses to utilize economic enhancement supportive services including: the Commercial Façade Improvement Program, Enterprise Zone/Community Renewal Program and SEDC Entrepreneur Academy.



Continued quarterly contact with employers in Agency developed properties and prepared reports to monitor compliance with requirements for employment of area residents as required under the ongoing Employment and Training Agreements.

- Neighborhood Preservation activities:

A total of forty-one (41) public art paintings on utility boxes along the Imperial Avenue Corridor in the project area were completed.

Staff continued an area-wide water conservation campaign, "Going Native Naturally," which included quarterly workshops, free consultations with landscape architects, and promotion of California-friendly and native plants to address the current water shortage within the region.

## **JOBS INFORMATION**

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within this report (refer to attachments). The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 93

## **DEFAULTED OR NON-COMPLIANT LOANS OF \$50,000 OR GREATER**

California Redevelopment Law under Section 33080.1(e) requires that the Annual Report include "a list of, and status report on, all loans made by the redevelopment agency that are fifty thousand dollars (\$50,000) or more, that in the previous fiscal years were in default, or not in compliance with the terms of the loan approved by the redevelopment agency." The following agency loan(s) made in the previous year that are in default or not in compliance with the loan conditions:

- Roseau Development Company, LLC defaulted on a commercial rehabilitation loan agreement (Resolution No. R-03347 on June 19, 2001) for the amount of \$265,000. The rehabilitation loan note is secured by a first priority deed of trust, which created a lien on the property located at 6375 Imperial Ave. As of May 3, 2007, the note was in default for a total balance of principal and interest of \$332,745.97. The foreclosure action has been taken by the City of San Diego Attorney office in October 2008. This item was also reported in the Fiscal Year 2008 report, but has not been resolved at the issuance of this report.

## Centre City Project Area

### *Centre City Development Corporation*

#### General Information:

##### Centre City - Merged Project Area Information

PROJECT AREA SIZE (ACRES)	1,398	COUNCIL DISTRICT	2, 8
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##### Columbia - Sub Area

PLAN ADOPTION DATE	12/29/1976	REDEVELOPMENT PLAN TIME LIMIT	12/29/2017
EMINENT DOMAIN TIME LIMIT	5/11/2016	TIME LIMIT TO USE TI TO REPAY DEBT	12/29/2027

##### Marina - Sub Area

PLAN ADOPTION DATE	12/29/1976	REDEVELOPMENT PLAN TIME LIMIT	12/29/2017
EMINENT DOMAIN TIME LIMIT	5/11/2016	TIME LIMIT TO USE TI TO REPAY DEBT	12/29/2027

##### Gaslamp - Sub Area

PLAN ADOPTION DATE	7/26/1982	REDEVELOPMENT PLAN TIME LIMIT	7/30/2023
EMINENT DOMAIN TIME LIMIT	5/11/2016	TIME LIMIT TO USE TI TO REPAY DEBT	7/30/2033

##### Expansion - Sub Area

PLAN ADOPTION DATE	5/11/1992	REDEVELOPMENT PLAN TIME LIMIT	5/11/2033
EMINENT DOMAIN TIME LIMIT	5/11/2016	TIME LIMIT TO USE TI TO REPAY DEBT	5/11/2043

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- Eliminate Blight activities:

The Downtown Community Plan calls for adding significant acres of new Parks and Open space to the existing 75-plus acres. Two parcels have been acquired for the East Village Green Park and one parcel for the St. Joseph's Park consisting of an additional .68 acres. The goal is to have public open space within a five-to-ten minute walking distance of every downtown resident.

The Agency, City of San Diego, Metropolitan Transit System (MTS), Downtown Partnership and other stakeholders have worked to develop the C Street Master Plan. The purpose of the Master Plan is to create an overall vision for the revitalization of C Street, a 16-block area starting from India Street to Park Blvd. The master design work will continue into Fiscal Year 2010.

Completed the rehabilitation of the sidewalk located at the Simon Levi Building at Seventh & J Street in the Ballpark District of East Village.

Completed the demolition of three (3) Agency owned properties located at 1335 Market Street, 771 and 753 13th Street. The sites were demolished because they were unreinforced masonry buildings, to eliminate problems with the homeless loitering around empty buildings and to clean the 13<sup>th</sup> Street sites for a future park.

- Improve Public Infrastructure activities:

A \$26.8 million Harbor Drive Pedestrian bridge is currently under construction and is estimated to be completed by spring 2010. The construction contract was awarded to Reyes Construction. The bridge will connect two of San Diego's assets - Balboa Park and the San Diego Bay - by extending pedestrian access to the bay. In addition, the bridge will link the East Village District to the Convention Center across Harbor Drive. The bridge will allow a safe pedestrian crossing over Harbor Drive and existing train and trolley tracks and will enable Harbor Drive to be reopened to vehicular traffic at Park Boulevard.

The rehabilitation of Fire Station 1 in the Core District is under construction and anticipated to be completed in the near future.

The Bayside Fire Station in the Little Italy District is in the preliminary design stage.

Noise and safety at rail crossings have become significant topics in the residential and commercial areas of the project area. The Downtown Quiet Zone, an estimated \$20.6 million project, will eliminate the requirement for trains sounding their horns at 13 intersections and thus create a Quiet Zone. The construction documents are being finalized and will be ready for bid in FY2010.

Contracts for six (6) new traffic signals were awarded in June 2009 with a completion date scheduled for June 2010. Traffic signals will be placed at: Third and Market, Union and Market, Park and J, Park and Island, Ninth and Market, and Front and Cedar.

The Disposition and Development Agreement for Seventh and Market were terminated. The remediation for the site is being planned and it is expected to be completed in FY2010.

The design of the West Broadway Phase I of the North Embarcadero Visionary Plan (NEVP) is being finalized. The NEVP project will transform downtown San Diego's western waterfront into a green esplanade with open and covered walkways, plaza spaces and art/memorial areas. The project will be built in phases.

Three (3) streetlight projects are in various stages of construction. The Core street lights Phase II is complete, the Cortez street lights Phase I is under construction and the Little Italy streets lights will go out to bid in FY2010.

Five (5) construction projects were completed including the following: the temporary Winter Shelter infrastructure improvements, the Fifth Avenue and Martin Luther King Promenade lighted crosswalk, the Fifth and Market scramble modification, completion of the Phase II litter receptacle acquisition, and the Gaslamp Quarter District newspaper corrals.

The following four (4) projects are in design phase: the Asian Pacific Thematic Historic District Improvements, the Cortez street lights Phase II, I-5 bridge street lights, the Island Avenue pop-outs Phase II and the sidewalk gaps.

The Little Italy public improvements, which will replace damaged sidewalks, driveways, parkways, curbs, gutters, non-ADA-compliant pedestrian ramps, and install missing street trees is scheduled to go out to bid in FY2010.

The Date Street storm drain, which includes the modification of an existing storm drain underground system, removal of inadequate storm drain pipes and the installation of two new ADA-compliant pedestrian ramps is anticipated to be completed in FY2010.

The purchase of new technology parking meters is anticipated in FY2010.

- *Increase Affordable Housing activities:*

The Studio 15 project was completed a five (5) story, 275 units SRO building of which 273 units are affordable units.

The 16th & Market apartments was completed a 12-story, 136-units building of which 134 units are affordable units.

Acquisition of land for the Cedar Gateway apartments project, which will be a six (6) story, sixty-five (65) unit apartment building that has twenty-three (23) affordable and supportive units when completed. This project will feature 54,385 square feet of residential and 4,362 square feet of retail/commercial space.

Construction began on the expansion of the Cortez Hill Family Center that will include a three-story addition to the existing building and a new two-story structure which will contain a kitchen, dining room, staff offices, conference rooms, children's play areas and public street improvements. The project is scheduled to be completed in FY2010.

The 1050 B Street development, a 229-unit apartment building of which 227 units are affordable units is under construction. This project will feature 239,479 square feet of residential and 17,011 square feet of retail/commercial space with an estimated completion date of spring 2010.

An Exclusive Negotiation Agreement with a developer was entered into for development of the Ninth & Broadway apartments. This is a 24,000-square-foot residential and 4,860-square-foot retail/commercial project. There are 248 units, all of which are affordable.

The construction of the Parkside development is underway. This development will have seventy-seven (77) units, of which seventy-six (76) are affordable units. This mixed-use project will have 76,006 square feet of residential and 13,205 square feet of retail/commercial space. Estimated completion date is winter 2009.

- *Economic Development activities:*

CCDC, on behalf of the City of San Diego, is evaluating potential options for reducing the City's occupancy costs for its 3,000 downtown employees. The evaluation includes an analysis of costs relative to redeveloping the existing City owned site, including constructing a new City Hall or making capital improvements to the current City buildings. The coordination of the selection of the developer and the economic feasibility analysis are underway.

Completed five (5) new market-rate residential projects adding a total of 1,153 units for the following: the Lofts @ 707 Tenth Avenue (209 units); Sapphire (96 units); Cracker Factory (11 units); Vantage Pointe (679 units); and the Breeza (158 units).

A 1,190 room Hilton Convention Hotel near Petco Ballpark and the Convention Center was completed.

The 239 room Marriott Residence Inn, which includes 8,000-square-feet of retail/commercial space in the Gaslamp District is under construction.

- *Neighborhood Preservation activities:*

Two projects were completed, the Historic Fetter House exterior improvements and Little Italy Hanging Baskets and Planters. The Fetter House received an award for historic preservation

from Save Our Heritage Organization, and an award for excellence from the Historical Resources Board.

The façade improvement program is an ongoing program to improve the aesthetic value in downtown San Diego. The program is designed to assist property and business owners with rehabilitating their commercial facades. Two (2) architectural businesses were assisted.

The Agency completed the acquisition of land for the restoration of the historic chapel for the Cedar Gateway project, which will have 4,362 square feet of retail/commercial space when the project is completed.

An Education Task Force was created to evaluate existing downtown educational opportunities and discuss possibilities for future schools and programs to support the growing downtown student population. This task force was formed to improve the quality of education facilities for current and future residents, workers and visitors of downtown San Diego.

Goals of the Downtown Community Plan include management of a series of interrelated studies in neighborhood design guidelines, parking, transit, open space, downtown lighting and way finding to assess opportunities for correlation and integration for the smart growth of downtown San Diego. This is an ongoing process as downtown San Diego is absorbing a high density of development. These studies are vital for downtown to remain livable and accessible.

## **JOBS INFORMATION**

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within this report (refer to attachments). The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 5,820

## City Heights Project Area

### *Redevelopment Division*

General Information:

PROJECT AREA SIZE (ACRES)	1,984	REDEVELOPMENT PLAN TIME LIMIT	5/11/2033
COUNCIL DISTRICT	3, 4, 7	INCURRING DEBT FINAL DATE	5/11/2012
PLAN ADOPTION DATE	5/11/1992	EMINENT DOMAIN TIME LIMIT	11/27/2012
		TIME LIMIT TO USE TI TO REPAY DEBT	5/11/2043

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- *Eliminate Blight activities:*

Entered into a Second Implementation Agreement for the City Heights Square Residential and Retail project. Project includes ninety-two (92) residential units, 20,500 square feet of retail space, and two (2) levels of subterranean parking.

The Agency relocated the Jack in the Box restaurant to a new location for the development of the City Heights Square project. After relocating the restaurant the former Jack in the Box restaurant was demolished to address public health and safety issues.

Purchased two remnant I-15 parcels from the City of San Diego for future redevelopment.

The Agency approved the Fourth Implementation Plan for the City Heights Redevelopment Project Area. The document includes a plan for redevelopment in the project area over the next five (5) years. The update was completed with the assistance and participation of many community members in the project area.

Relocated the tenants in an Agency owned building at 41<sup>st</sup> and University. The building was secured with metal screens after each tenant was relocated to address public health and safety issues.

Agency staff worked with San Diego Unified School District officials regarding the potential redevelopment of an existing school site.

The Agency funded one (1) Code Enforcement position in the City of San Diego, Neighborhood Code Compliance Department for proactive code enforcement services in the project area to address vacant foreclosed properties and other code related issues.

- *Improve Public Infrastructure activities:*

Funded the design and construction of a 5,348 square foot park in the City Heights Square project site.

- *Increase Affordable Housing activities:*

Agency staff initiated negotiations for the Fairmount 26 project including the development of twenty-six (26) affordable housing units, 1,295 square feet of classroom space and 4,100 square feet of commercial space.

Funded \$248,000 in rehabilitation improvements for the El Nido apartments. Agency funds were used for lead testing, replacement of a garage door, replacement of patio doors and windows, replacement of stucco, installation of low-flow toilets, replacement of the entrance doors to the units, painting and making other energy efficient improvements.

Worked with Affirmed Housing to disperse the final installment of Agency funds and record the Release of Construction Covenants for the Auburn Park Apartments. The completed project includes a total of sixty-nine (69) units, with sixty-seven (67) units restricted for low- and very-low income residents.

- *Economic Development activities:*

Created the Community Enhancement Program to improve communities by enhancing the local housing stock and beautifying the public right-of-ways. The program includes exterior home improvements for qualified properties and community improvements including graffiti abatement, canyon restoration, and beautification of public right-of-ways.

- *Neighborhood Preservation activities:*

Entered into an Agreement with the San Diego Housing Commission to administer the Housing Enhancement Loan Program. Program provides forgivable loans, up to \$30,000 for qualified homeowners to improve interior and exterior conditions in the project area.

Completed the restoration of the Euclid Tower at 4757 University Avenue. This project restored a cherished landmark in City Heights. The previous Tower had been removed for safety reasons, but was reconstructed by the Agency in lightweight aluminum cladding composite to ensure the landmark will remain for many years to come.

Entered into an Agreement with Community Housing Works to administer the Home in the Heights program. The program provides forgivable loans up to \$30,000 to first time homebuyers in or near the project area.

## JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within this report (refer to attachments).

## College Community Project Area

### *Redevelopment Division*

General Information:

PROJECT AREA SIZE (ACRES)	131	REDEVELOPMENT PLAN TIME LIMIT	11/30/2034
COUNCIL DISTRICT	7	INCURRING DEBT FINAL DATE	6/30/2019
PLAN ADOPTION DATE	11/30/1993	EMINENT DOMAIN TIME LIMIT	6/27/2017
		TIME LIMIT TO USE TI TO REPAY DEBT	11/30/2044

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- *Eliminate Blight activities:*

Agency staff provided assistance with the entitlement process to developers and property owners of three (3) projects. When completed these projects will result in an addition of approximately 650 beds for students in close proximity to the San Diego State University campus in a variety of housing options (fraternities, dormitories, and multi-family housing).

Agency staff reviewed submittals received as part of a Request for Qualifications (RFQ) issued in June 27, 2008 and identified the most qualified respondents. Through this RFQ the Agency seeks development teams to redevelop an 11-acre site within the core of the College Redevelopment Project Area. This project is temporarily on hold pending resolution of outstanding legal issues.

- *Increase Affordable Housing activities:*

Agency staff has been working with the Wesley Foundation to facilitate the development of a project intended to provide housing for youth that have been part of the foster care system. The project is envisioned to provide affordable and supportive housing for approximately fifty (50) people.

## JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within this report (refer to attachments).



## College Grove Project Area

### *Redevelopment Division*

General Information:

PROJECT AREA SIZE (ACRES)	167	REDEVELOPMENT PLAN TIME LIMIT	5/19/2027
COUNCIL DISTRICT	4, 7	INCURRING DEBT FINAL DATE	5/19/2027
PLAN ADOPTION DATE	5/6/1986	EMINENT DOMAIN TIME LIMIT	5/6/1998
		TIME LIMIT TO USE TI TO REPAY DEBT	5/19/2037

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- *Increase Affordable Housing activities:*

The Agency approved \$397,000 in College Grove low- and moderate income housing funds for the Village Green affordable housing project (94 rental units) located in the Crossroads Redevelopment Project Area.

The Agency approved allocating \$125,000 in College Grove low- and moderate income housing funds for a Housing Enhancement Loan Program focusing on the two census tracts comprising the Oak Park community.

## JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within this report (refer to attachments).

## Crossroads Project Area

### *Redevelopment Division*

General Information:

PROJECT AREA SIZE (ACRES)	1,031	REDEVELOPMENT PLAN TIME LIMIT	5/6/2033
COUNCIL DISTRICT	4, 7	INCURRING DEBT FINAL DATE	5/6/2023
PLAN ADOPTION DATE	5/6/2003	EMINENT DOMAIN TIME LIMIT	5/6/2015
		TIME LIMIT TO USE TI TO REPAY DEBT	5/6/2048

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- *Eliminate Blight activities:*

A SANDAG Smart Growth Grant was awarded to amend the land use and zoning for the Chollas Triangle area. The City of San Diego Planning Department is preparing an RFP to hire consultants to work with staff to prepare a Community Plan Amendment (CPA) and other related documents for the project.

The Agency provided financial assistance to the International Rescue Committee (IRC) to establish and construct New Roots (i.e., Urban Farm). Eighty (80) farming plots have been provided and leased to nearby community residents to support urban farming within the project area at 54th Street and Chollas Parkway.

Agency entered into Third Implementation Agreement with CentrePoint LLC for the CentrePoint project.

The Agency funded one (1) Code Enforcement position in the City of San Diego, Neighborhood Code Compliance Department for proactive code enforcement services in the project area to address vacant foreclosed properties and other code related issues.

- *Improve Public Infrastructure activities:*

The Agency provided funding and coordinated with City of San Diego, Engineering Department on the design and installation of additional street lights along El Cajon Boulevard, University Avenue and Streamview Drive in order to meet City lighting requirements.

The Agency worked with the Project Area Committee (PAC), neighborhood organizations, Business Improvement District, and the City of San Diego, Engineering Department to coordinate the repair, replacement and installation of sidewalks along El Cajon Boulevard, University Avenue, 67<sup>th</sup> Street and within the Chollas Creek Neighborhood to improve walk ability and pedestrian mobility.

- *Increase Affordable Housing activities:*

Agency staff coordinated with the Housing Commission to revise the guidelines for the Crossroads Housing Enhancement Loan Program (HELP), and expand the eligibility area beyond the Project Area. Agency adopted the revised guidelines, expanded eligibility and provided

additional funding for the program this rating period. Ten (10) applications were submitted, six (6) projects were completed including a \$119,500 of Agency funds expended, as well as \$54,650 of Housing Commission loans and homeowner funds. The six (6) completed projects were comprised of four (4) very low-income and two (2) lower-income homeowners.

Agency entered into an Owner Participation Agreement (OPA) with Village Green Apartments LLC (i.e., Wakeland Housing) to provide \$5.8 million to acquire and rehabilitate a 94-unit apartment complex in order to rent to households at or below 60% of the Area Median Income (AMI).

- *Economic Development activities:*

Agency staff participated in the College Area Business Improvement District (BID) monthly meetings and events.

Agency staff and the Project Area Committee (PAC) have been working with the City of San Diego, Economic Development Division and College Area BID to establish an Agency Storefront Improvement Program (SIP) for the Project Area.

- *Neighborhood Preservation activities:*

Agency has provided funding through the Housing Enhancement Loan Program (HELP) to preserve and maintain 6 single-family homes in and near the Project Area this rating period.

## JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within this report (refer to attachments). The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 7

## Gateway Center West Project Area

*Southeastern Economic Development Corporation*

General Information:

PROJECT AREA SIZE (ACRES)	59	REDEVELOPMENT PLAN TIME LIMIT	11/17/2019
COUNCIL DISTRICT	4	INCURRING DEBT FINAL DATE	11/14/2020
PLAN ADOPTION DATE	11/17/1976	EMINENT DOMAIN TIME LIMIT	11/17/1982
		TIME LIMIT TO USE TI TO REPAY DEBT	11/17/2029

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- *Eliminate Blight activities:*

Prepared the Fourth 5-Year Redevelopment Implementation Plan and obtained City Council and Redevelopment Agency approval.

Conducted a preliminary blight assessment of the Redevelopment Plan Amendment for the area known as the Dells Imperial Study Area.

Initiated a public outreach effort to begin the Redevelopment Plan Amendment process and to initiate the formation of a Project Area Committee.

Worked with interested developers and identified underutilized sites within the project area by conducting tours and holding discussions on potential redevelopment opportunities.

Staff completed a Long Range Financial Forecast for the project areas within the SEDC area of influence.

The Agency funded one (1) Code Enforcement position in the City of San Diego, Neighborhood Code Compliance Department for proactive code enforcement services in the SEDC area of influence to address vacant foreclosed properties and other code related issues. A total of two (2) cases were opened.

- *Economic Development activities:*

The Agency encouraged local area businesses to utilize economic enhancement supportive services including: the Commercial Façade Improvement Program, Enterprise Zone/Community Renewal Program and SEDC Entrepreneur Academy.

Continued quarterly contact with employers in Agency developed properties and prepared reports to monitor compliance with requirements for employment of area residents as required under the ongoing Employment and Training Agreements.

- Neighborhood Preservation activities:

Staff initiated an area-wide water conservation campaign, "Going Native Naturally," which included quarterly workshops, free consultations with landscape architects, and promotion of California-friendly and native plants to address the current water shortage within the region.

- Increase Affordable Housing activities:

Prepared draft update to the SEDC Multi-Family Housing Guidelines through a community collaborative process to ensure quality development, site amenities, environmental sustainability measures, and on-going management and maintenance in conformance with smart growth principles of the City's General Plan.

The Housing Enhancement Loan Program (HELP) was expanded to include the entire SEDC area of influence and to increase program participation and maximize the effectiveness of the program.

## **JOBS INFORMATION**

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within this report (refer to attachments). The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 39

## Grantville

### *Redevelopment Division*

General Information:

PROJECT AREA SIZE (ACRES)	970	REDEVELOPMENT PLAN TIME LIMIT	5/17/2035
COUNCIL DISTRICT	7	INCURRING DEBT FINAL DATE	5/17/2025
PLAN ADOPTION DATE	5/17/2005	EMINENT DOMAIN TIME LIMIT	5/17/2017
		TIME LIMIT TO USE TI TO REPAY DEBT	5/17/2050

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- *Eliminate Blight activities:*

The Agency and City entered into three (3) Cooperation Agreements with the County of San Diego as part of a settlement of the 2005 civil litigation in order to implement the Grantville Redevelopment Plan.

The Agency has provided funding for the Master Plan in Sub-Area A and Sub-Area B in the project area.

Agency staff has been working with the City of San Diego, Planning Department on a Master Plan for Sub-Area A in order to amend the land use and zoning (Community Plan Amendment) in this portion of the Project Area and working with a Stakeholders Committee regarding this Master Planning effort.

Agency staff has been working with the City of San Diego, Planning Department and stakeholders within Sub-Area B in order to amend the land use and zoning (Community Plan Amendment) in this portion of the project area.

The Agency and City staff and consultants hosted a 1/2-day walking audit and three (3) day Charrette in January 2009 regarding the ongoing Master Plan effort. Approximately 100 community members participated throughout the Charrette.

- *Improve Public Infrastructure activities:*

Agency staff has been coordinating with City Engineering to finalize a preliminary alignment study regarding Alvarado Canyon Road in order to improve traffic circulation and address traffic congestion for the Project Area. Result of this study staff will be working to identify additional funding for various studies for the project.

- *Increase Affordable Housing activities:*

Agency staff coordinated with the Housing Commission to draft the guidelines for the Grantville Housing Enhancement Loan Program (HELP), and including defining the eligibility area for program participants. The Agency has also provided funding for the Grantville Housing

Enhancement Loan Program. When this program is established it will preserve and maintain single family homes in the eligible areas.

- Economic Development activities:

Agency staff worked with the City of San Diego, Economic Development Division to establish an Agency funded Storefront Improvement Program (SIP) for the project area.

## **JOBS INFORMATION**

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within this report (refer to attachments).

## Horton Plaza Project Area

*Centre City Development Corporation*

General Information:

PROJECT AREA SIZE (ACRES)	41	REDEVELOPMENT PLAN TIME LIMIT	8/25/2013
COUNCIL DISTRICT	2	INCURRING DEBT FINAL DATE	1/1/2004
PLAN ADOPTION DATE	7/25/1972	EMINENT DOMAIN TIME LIMIT	Expired
		TIME LIMIT TO USE TI TO REPAY DEBT	8/25/2023

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- *Eliminate Blight activities:*

A conservation study was completed to determine the cost estimate of the restoration of the Historic Horton Plaza Fountain. Work needed includes cleaning, restoration of the lighting and water pump, and rehabilitation of the fountain. The estimated completion date is in FY2010.

- *Improve Public Infrastructure activities:*

The Lyceum Theatre is a two-level subterranean structure and each level has a lobby and two restrooms. The proposed renovations include 14,000 square feet of common areas along with a 1,500- square-foot outside the subterranean entrance. The lobby and restroom design and renovation project is estimated to be completed in December 2010.

- *Increase Affordable Housing activities:*

The Agency funded the Transitional Senior Housing program that provided funding for thirty-seven (37) vouchers for homeless seniors to rent rooms and short-term housing facilities.

- *Economic Development activities:*

CCDC staff reviewed Westfield's improvement to the Horton Plaza Retail Center. The improvement will be on Parcel 4 known as the Robinson's-May location.

- *Neighborhood Preservation activities:*

Continued the funding of the Barrio Logan Community Plan. The plan will support the upgrades and changes to the community plan for Barrio Logan, a project area adjacent to downtown San Diego.

The design phase of the Historic Balboa Theatre fourth floor build out is underway. The project will complete approximately 2,000 square feet of tenant improvements on the fourth floor of the theater. This space will contain a small pantry to support food and beverage operations, restrooms and a special-event space to accommodate up to 115 patrons. Construction is estimated to be completed by winter 2009.

An analysis for the refurbishment of the historic Horton Plaza Park Fountain is underway.



## **JOBS INFORMATION**

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within this report (refer to attachments).

## Linda Vista Project Area

### *Redevelopment Division*

General Information:

PROJECT AREA SIZE (ACRES)	12	REDEVELOPMENT PLAN TIME LIMIT	11/22/2012
COUNCIL DISTRICT	6	INCURRING DEBT FINAL DATE	1/1/2004
PLAN ADOPTION DATE	11/22/1972	EMINENT DOMAIN TIME LIMIT	11/22/1984
		TIME LIMIT TO USE TI TO REPAY DEBT	11/21/2022

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- *Eliminate Blight activities:*

Agency staff began working on the preparation of the Request for Qualifications and Proposals (RFQ/P) for the redevelopment of the Agency-owned properties within the project area. The RFQ/P will be released in July 2009.

The Agency evaluated the Agency-owned properties deferred maintenance issues. The Agency ensured the properties were properly maintained until a suitable redevelopment project can be executed by addressing the deferred maintenance issues identified.

- *Increase Affordable Housing activities:*

The Agency approved a revision to the Housing Enhancement Loan Program (HELP) Guidelines and allocated additional funding bringing the total funding to date to \$230,750.

- *Neighborhood Preservation activities:*

As part of the preparation for the issuance of the RFQ/P, Agency staff commissioned a study to evaluate the potential for historic designation of the Agency-owned property located at 6905 - 6921 Linda Vista Road. As this study has determined that the affected structure has the potential to be considered a historical resource, the RFQ/P calls for a project that is consistent with the Secretary of Interior Standards for the Rehabilitation of Historic Structures as well as a project that fits within the urban design fabric of the immediate neighborhood.

## JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within this report (refer to attachments).

## Mount Hope Project Area

*Southeastern Economic Development Corporation*

General Information:

PROJECT AREA SIZE (ACRES)	210	REDEVELOPMENT PLAN TIME LIMIT	11/22/2025
COUNCIL DISTRICT	8	INCURRING DEBT FINAL DATE	
PLAN ADOPTION DATE	11/22/1982	EMINENT DOMAIN TIME LIMIT	11/22/1994
		TIME LIMIT TO USE TI TO REPAY DEBT	11/22/2035

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- *Eliminate Blight activities:*

Prepared the Fourth 5-Year Redevelopment Implementation Plan and obtained City Council and Redevelopment Agency approval.

Worked with interested developers and identified underutilized sites within the project area by conducting tours and holding discussions on potential redevelopment opportunities.

Staff completed a Long Range Financial Forecast for the project areas within the SEDC area of influence.

The Agency funded one (1) Code Enforcement position in the City of San Diego, Neighborhood Code Compliance Department for proactive code enforcement services in the SEDC area of influence to address vacant foreclosed properties and other code related issues. A total of fourteen (14) cases were opened and four (4) of those cases were successfully closed.

The Agency prepared a draft update to the SEDC Multi-Family Housing Guidelines through a community collaborative process to ensure quality development, site amenities, environmental sustainability measures, and on-going management and maintenance in conformance with the smart growth principles in the City of San Diego's General Plan.

- *Improve Public Infrastructure activities:*

Completed plans for the Mount Hope Public Improvements with two (2) landscaped medians, one (1) paved median, and fifteen (15) new street lights, and identified Community Development Block Grant Recovery (CDBG-R) federal stimulus funding to implement the project.

- *Increase Affordable Housing activities:*

The Housing Enhancement Loan Program (HELP) was expanded to include the entire SEDC area of influence and to increase program participation and maximize the effectiveness of the program.

- *Economic Development activities:*

The Agency encouraged local area businesses to utilize economic enhancement supportive services including: the Commercial Façade Improvement Program, Enterprise Zone/Community Renewal Program and SEDC Entrepreneur Academy.

Continued to monitor compliance with the Gateway Center East Planned Industrial Permit.

Continued quarterly contact with employers in Agency developed properties and prepared reports to monitor compliance with requirements for employment of area residents as required under the ongoing Employment and Training Agreements.

- *Neighborhood Preservation activities:*

Staff continued an area-wide water conservation campaign, "Going Native Naturally," which included quarterly workshops, free consultations with landscape architects, and promotion of California-friendly and native plants to address the current water shortage within the region.

## **JOBS INFORMATION**

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within this report (refer to attachments). The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 69

## Naval Training Center Project Area

### *Redevelopment Division*

General Information:

PROJECT AREA SIZE (ACRES)	504	REDEVELOPMENT PLAN TIME LIMIT	5/13/2035
COUNCIL DISTRICT	2	INCURRING DEBT FINAL DATE	5/12/2024
PLAN ADOPTION DATE	5/13/1997	EMINENT DOMAIN TIME LIMIT	5/13/2016
		TIME LIMIT TO USE TI TO REPAY DEBT	5/13/2050

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- *Eliminate Blight activities:*

Completed the Shoreline Plaza renovations/rehabilitation within the project area.

The NTC Park construction is anticipated to be completed in December 2009.

The historic rehabilitation of the Civic, Arts and Cultural Complex historic is anticipated to be completed in a future fiscal year.

Agency staff has been engaged in negotiations with the Regional Water Quality Control Board and Navy regarding the NTC Boat Channel.

- *Improve Public Infrastructure activities:*

Agency staff have been evaluating and planning for off-site infrastructure improvements.

- *Increase Affordable Housing activities:*

The Agency provided rehabilitation funding to San Diego Youth & Community Services for the Take Wing facility under the NTC Homeless Assistance Agreement.

- *Economic Development activities:*

The Agency worked with a potential developer for the Eastside Hotel with the entitlement process.

- *Neighborhood Preservation activities:*

The Agency has continued to work with the NTC Foundation for the historic preservation of the buildings within the project area.

## JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within this report (refer to attachments).

## North Bay Project Area

### *Redevelopment Division*

General Information:

PROJECT AREA SIZE (ACRES)	1,360	REDEVELOPMENT PLAN TIME LIMIT	5/19/2029
COUNCIL DISTRICT	2, 6	INCURRING DEBT FINAL DATE	5/17/2018
PLAN ADOPTION DATE	5/18/1998	EMINENT DOMAIN TIME LIMIT	5/18/2010
		TIME LIMIT TO USE TI TO REPAY DEBT	5/19/2044

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- *Eliminate Blight activities:*

The Agency has continued efforts to rehabilitate the Peninsula YMCA gymnasium. Hired an economic consultant and cost estimator to review the project and construction plans to determine if additional funds are required.

The Agency approved a \$475,000 construction loan for the construction of a LEED Recycling Education Center and Roof Garden. The LEED Recycling Education Center and Roof Garden is anticipated to be completed in FY2010.

- *Improve Public Infrastructure activities:*

Continued efforts with the City to coordinate design and construction of the Five Points Pedestrian Improvements.

Continued efforts with the City to coordinate design and construction of the Washington Street Median Improvements.

Partnered with a developer to design and construct the Clairemont Drive Median Improvements. Project is in the design phase and will commence once developer begins work on adjacent property improvements.

Continued efforts to work with the City to design and construct the Voltaire Street Bridge Retrofit project. Project completion will be based on the identification of funding, including State funding, for construction and related costs.

- *Increase Affordable Housing activities:*

The Stella at Five Points project has encountered construction delays due to market conditions and need for additional financial resources. The project is currently in receivership. No funds associated with the Agency's Owner Participation Agreement have been disbursed.

The Veterans Village of San Diego, Phase II onsite improvements were completed. The project consisted of the construction of 112 transitional beds for previously homeless veterans, an employment/medical center, and a recreational area. The offsite improvements will be completed in FY2010.

The Agency approved funding for the Veterans Village of San Diego, Phase III construction of ninety-six (96) transitional housing beds for former homeless veterans. Construction is scheduled to begin in FY2010.

- *Economic Development activities:*

The Agency approved funding for the Midway/Old San Diego Community Plan Update. The City Planning drafted a Request for Proposal (RFP) to engage a consultant to obtain community input and draft the Community Plan Update. The RFP will be released in FY2010.

Agency staff continued efforts to work with City Planning on the Uptown Community Plan Update. The Planning Division drafted a Request for Proposal (RFP) and hired a consultant to obtain community input and draft the Community Plan Update.

The Agency funded one (1) grant for the Morena Storefront Improvement Program. The Agency funded the façade improvement project for the Bayview Building.

The North Bay Storefront Improvement Program used draft guidelines and supporting documentation for the proposed program have been completed and are under review for implementation.

## JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within this report (refer to attachments). The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 5

## North Park Project Area

### *Redevelopment Division*

General Information:

PROJECT AREA SIZE (ACRES)	555	REDEVELOPMENT PLAN TIME LIMIT	3/5/2028
COUNCIL DISTRICT	3	INCURRING DEBT FINAL DATE	3/4/2017
PLAN ADOPTION DATE	3/4/1997	EMINENT DOMAIN TIME LIMIT	3/4/2009
		TIME LIMIT TO USE TI TO REPAY DEBT	3/4/2043

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- *Eliminate Blight activities:*

A request for proposals for adaptive reuse of a vacant building at 3029 University was released by the Agency in September 2008.

A subcommittee of the project area was formed to consider improvements to City owned land between Boundary Street and the 805 freeway.

- *Improve Public Infrastructure activities:*

A Garage Art Advisory Panel formed by the Agency selected finalists for artwork that will be replicated as fourteen (14) large scale banners and installed on the North Park Parking Garage.

- *Increase Affordable Housing activities:*

A replacement housing plan for the development of eighty-two (82) units of affordable rental housing at 3783-3825 Florida Street was adopted by the Agency on December 9, 2008.

The construction of twenty-three (23) units of affordable rental housing for extremely low-income tenants (including nine units designated as supportive housing units) at 3137 El Cajon Blvd was completed in April 2009.

The purchase by a non-profit of the deteriorating North Park Inn located at 2625 University Avenue was completed in June 2009. The hotel is being rehabilitated to provide seventeen (17) residential apartments for a recovery program for homeless men.

- *Economic Development activities:*

The Agency purchased ground floor commercial space at 4332 30<sup>th</sup> Street within the Renaissance Mixed-Use project (a portion of which will be used as community space).

- *Neighborhood Preservation activities:*

The Agency funded nine (9) forgivable Housing Enhancement Loans Program (HELP) loans totaling \$232,312 . A total of four (4) projects were completed.



## **JOBS INFORMATION**

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within this report (refer to attachments). The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 20

## San Ysidro Project Area

### *Redevelopment Division*

General Information:

PROJECT AREA SIZE (ACRES)	766	REDEVELOPMENT PLAN TIME LIMIT	4/16/2027
COUNCIL DISTRICT	8	INCURRING DEBT FINAL DATE	4/16/2016
PLAN ADOPTION DATE	4/16/1996	EMINENT DOMAIN TIME LIMIT	4/16/2008
		TIME LIMIT TO USE TI TO REPAY DEBT	4/16/2042

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- *Eliminate Blight activities:*

Completed a blight study, environmental secondary study, and draft report to Council for the proposed San Ysidro Plan Amendment for extending the Agency's eminent domain authority for another twelve (12) years.

Formed the San Ysidro Project Area Committee (PAC) to provide private citizen input regarding Agency initiated plans, projects, and programs in the project area.

The Agency approved funding for the San Ysidro Community Plan Update (CPU) to ensure consistency with the community's land use policies, infrastructure strategy, and redevelopment goals and objectives.

- *Improve Public Infrastructure activities:*

The Agency completed the installation of twenty (20) new decorative lights, and twenty-one (21) new cobra and pole attachments for the Street Light Improvement Project in the project area. The design work for an additional fourteen (14) cobra lights is anticipated to be completed in FY2010.

The Agency completed construction for the Camino de la Plaza improvement project. The project provided new sidewalks, curbs, landscaping, fencing, and street furniture along the north and south side of Camino de la Plaza between Camiones Way and San Ysidro Boulevard.

The Agency completed a "forgivable" Rehabilitation Loan Agreement with the San Ysidro Health Center to assist in constructing off-site improvements for the site expansion project in the amount of \$245,000.

The Agency approved the West Camino de la Plaza Improvement Project between the I-5 off ramp and Virginia Avenue. The improvement project will provide health and safety related improvements, including the installation of new sidewalks, curbs, and gutters. The improvement project will also make way for an additional westbound lane to facilitate traffic circulation.

- Increase Affordable Housing activities:

The Agency approved the First Implementation Agreement with SYEP for the El Pedregal Project, a forty-five (45) unit affordable housing project on approximately 2.2-acres located at the northeast corner of West San Ysidro Boulevard and Averil Street. The residential rental units shall be made available for households earning between 30% to 60% of the area median income (AMI). The construction is anticipated to be completed by June 2010.

The Agency approved the Second Implementation Agreement with the Chelsea Investment Corporation for the development of the Verbena Project, eighty (80) affordable rental units on approximately 6.8-acres located at 3774 Beyer Boulevard. The residential rental units shall be made available for households earning between 30% to 60% of the area median income.

- Economic Development activities:

The Agency approved the 6<sup>th</sup> Implementation Agreement with International Gateway West for an 82,500-sf retail expansion of the existing Las Americas Shopping Center on approximately an eight (8) acre site, located at the southwest corner of Camino de la Plaza and Sipes Lane.

The First and Second Amendments to Consultant Services Agreement with the San Ysidro Business Association (SYBA) was approved. The amendments authorized the SYBA to coordinate the production and installation of 109 street banners, facilitate the implementation of a utility art program, and create and install a cast iron grate and commemorative bench to celebrate the completion of the Camino de la Plaza Project.

The Project Area Committee approved to support the proposed Storefront Improvement Program (SIP) that will be implemented within the project area. The program will provide eligible applicants funding facade renovations and sign renovations.

- Neighborhood Preservation activities:

The Agency approved the First Amendment for a Consultant Services Agreement with Casa Familiar (CASA). The amendment authorized Casa to develop designs, plans, and construction documents for six model home plans for an affordable infill project in San Ysidro, facilitate the expansion of infill affordable housing strategies and implementation of the Affordable Housing Overlay Zone.

## JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within this report (refer to attachments).

## Southcrest Project Area

*Southeastern Economic Development Corporation*

General Information:

PROJECT AREA SIZE (ACRES)	301	REDEVELOPMENT PLAN TIME LIMIT	4/14/2027
COUNCIL DISTRICT	4, 8	INCURRING DEBT FINAL DATE	
PLAN ADOPTION DATE	4/14/1986	EMINENT DOMAIN TIME LIMIT	4/14/1998
		TIME LIMIT TO USE TI TO REPAY DEBT	4/14/2037

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- *Eliminate Blight activities:*

The Fourth 5-Year Redevelopment Implementation Plan was approved and adopted by the City Council and Redevelopment Agency.

Worked with interested developers and identified underutilized sites within the project area by conducting tours and holding discussions on potential redevelopment opportunities.

The Agency funded one (1) Code Enforcement position in the City of San Diego, Neighborhood Code Compliance Department for proactive code enforcement services in the SEDC area of influence to address vacant foreclosed properties and other code related issues. A total of four (4) cases were opened and one (1) of those cases was successfully closed.

Staff completed a Long Range Financial Forecast for the project areas within the SEDC area of influence.

The Agency prepared a draft update to the SEDC Multi-Family Housing Guidelines through a community collaborative process to ensure quality development, site amenities, environmental sustainability measures, and on-going management and maintenance in conformance with the smart growth principles in the City of San Diego's General Plan.

- *Improve Public Infrastructure activities:*

Transferred \$1.6 million to the City of San Diego, Capital Improvements Program to design and construct a community park on the rescinded 252 Corridor vacant land.

Transferred \$655,600 to the City of San Diego Capital Improvements Program to design and install approximately seventy-three (73) streetlights throughout the project area.

- *Increase Affordable Housing activities:*

Provided funds and monitored progress on the Mayberry Townhomes Project. To date, nearly all of the seventy (70) affordable units have been successfully renovated. The project is slated to be completed by December 2009.

- *Economic Development activities:*

The Agency encouraged local area businesses to utilize economic enhancement supportive services including: the Commercial Façade Improvement Program, Enterprise Zone/Community Renewal Program and SEDC Entrepreneur Academy.

Continued quarterly contact with employers in Agency developed properties and prepared reports to monitor compliance with requirements for employment of area residents as required under the ongoing Employment and Training Agreements.

- Neighborhood Preservation activities:

Staff continued an area-wide water conservation campaign, "Going Native Naturally," which included quarterly workshops, free consultations with landscape architects, and promotion of California-friendly and native plants to address the current water shortage within the region.

The Housing Enhancement Loan Program (HELP) was expanded to include the entire SEDC area of influence and to increase program participation and maximize the effectiveness of the program.

The Agency conducted a free HOME (Homebuyer Mobile Education Clinic) workshop for families facing possible foreclosure, and prospective first-time homebuyers, providing free consultation with attorneys, mortgage counselors and other housing professionals.

## **JOBS INFORMATION**

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within this report (refer to attachments). The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 115

## ANNUAL FINANCIAL AUDIT REPORT

The Redevelopment Agency of the City of San Diego, Annual Financial Report for fiscal year ending June 30, 2009 (Audit) was released and issued in December 2009. The audit was conducted in accordance with generally accepted auditing standards and rules governing audit reports issued by the State Board of Accountancy. The audit report also included an opinion of the Agency's compliance with laws, regulations, and administrative requirements governing the activities of the Agency.

Section 33080.2 requires the Agency to inform the legislative body of any major violations, as defined in Section 33080.8 based on the financial audit report. There are nine statutorily defined "major audit violations" listed in Section 33080.8(j).<sup>2</sup> *The failure to correct a major violation may result in the filing of an action by the California Attorney General pursuant to Section 33080.8.*

The Audit had a total of three (3) findings; of which there are no findings deemed as a Major Violations per California Redevelopment Law (refer to Attachment 3, Page 106 - 111).

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<sup>2</sup> The following are the major audit violations as codified by Section 33080.8(j): (1) File an independent financial audit report that substantially conforms with the requirements of subdivision (a) of Section 33080.1; (2) File a fiscal statement that includes substantially all of the information required by Section 33080.5; (3) Establish time limits, as required by Section 33333.6; (4) Deposit all required tax increment revenues directly into the Low and Moderate Income Housing Fund upon receipt, as required by Sections 33334.3, 33334.6, 33487, or 33492.16; (5) Establish a Low and Moderate Income Housing Fund, as required by subdivision (a) of Section 33334.3; (6) Accrue interest earned by the Low and Moderate Income Housing Fund to that fund, as required by subdivision (b) of Section 33334.3; (7) Determine that the planning and administrative costs charged to the Low and Moderate Income Housing Fund are necessary for the production, improvement, or preservation of low- and moderate-income housing, as required by subdivision (d) of Section 33334.3; (8) Initiate development of housing on real property acquired using moneys from the Low and Moderate Income Housing Fund or sell the property, as required by Section 33334.16; (9) Adopt an implementation plan, as required by Section 33490.

## **Appendices**

**Attachment 1** – California State Controller Report  
(Printed Version of Electronic Submission)

**Attachment 2** – California Department of Housing and Community  
Development Report  
(Printed Version of Electronic Submission)

**Attachment 3** – Redevelopment Agency of the City of San Diego,  
Annual Financial Report for Fiscal Year Ended  
June 30, 2009

**Attachment 4** – Redevelopment Agency Property Report